

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 22, 2009****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-32475 - APPLICANT/OWNER: COCA-COLA BOTTLING CO.**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/08/08, except as amended by conditions herein.
3. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - a. One (1) 24-inch box tree every 20 lineal feet within the north, south and west landscape buffer.
 - b. Four (4) five-gallon shrubs for every required street tree within the north, south and west landscape buffer, and every required parking lot tree.
4. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
5. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. No signage is approved as a part of this review. All signage shall be reviewed at the time of permitting by the Building and Safety Department and must adhere to LVMC Title 19.14.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Construct all incomplete half-street improvements (side walk) on Stewart Avenue adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
13. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
14. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 104,517 square-foot expansion to an existing 116,633 square-foot warehouse facility (Coca-Cola Las Vegas) at 230 North Mojave Road for a total of 221,150 square feet.

The proposed expansion is compatible and consistent with adjacent development and development in the area; therefore, staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/21/88	The City Council approved a request for the Reclassification (Z-0111-88) of property bounded by Stewart Avenue, Pecos Street, Charleston Boulevard and Mojave Road from C-1 (Limited Commercial) to R-3 (Medium Density Residential) and M (Industrial) for proposed apartments and industrial. The Planning Commission recommended approval.
01/10/91	The Planning Commission approved (final action) a request for a Plot Plan and Building Elevation Review (Z-0111-88) for a proposed distribution center on property located on the east side of Mojave Road approximately 410 feet south of Stewart Avenue.
01/22/92	The City Council approved a request for a Special Use Permit (U-0297-91) to allow a 575 gallon propane tank on property located on the east side of Mojave Road between Sunrise Avenue and Stewart Avenue. The Board of Zoning Adjustment recommended approval.
06/27/96	The Planning Commission approved (final action) a request for an Aesthetic Review (AR-11-96) for a proposed 63,912 square-foot expansion to an existing warehouse / distribution center on property located at 230 North Mojave Road.
<i>Related Building Permits/Business Licenses</i>	
04/22/91	A building permit (#91103717) was issued for grading at 230 North Mojave Road. The permit was finalized on 01/29/92.
04/24/91	A building permit (#91104038) was issued for a plan review at 230 North Mojave Road. The permit was finalized on 04/24/91.
04/24/91	A building permit (#91104040) was issued for an office warehouse building at 230 North Mojave Road. The permit was finalized on 01/29/92.
04/24/91	A building permit (#91104042) was issued for a check-in booth at 230 North Mojave Road. The permit was finalized on 01/29/92.

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04/24/91	A building permit (#91104041) was issued for a maintenance building at 230 North Mojave Road. The permit was finalized on 01/29/92.
04/24/91	A building permit (#91104039) was issued for paving, landscaping, and a trash enclosure at 230 North Mojave Road. The permit was finalized on 01/29/92.
07/11/91	A building permit (#91113012) was issued for development revisions and expansion building at 230 North Mojave Road. The permit was finalized on 01/29/92.
08/12/91	A building permit (#91116089) was issued for on-site sewer and water at 230 North Mojave Road. The permit was finalized on 11/14/91.
12/17/91	A building permit (#91129608) was issued for a sign at 230 North Mojave Road. The permit was finalized on 01/22/92.
04/20/92	A business license (#S12-00010) was issued for a soft drink distribution warehouse at 230 North Mojave Road. The license is active.
02/07/95	A building permit (#95366326) was issued for a tenant improvement at 230 North Mojave Road. The permit was finalized on 05/02/95.
08/22/96	A building permit (#96017244) was issued for an exterior demolition at 230 North Mojave Road. The permit expired on 08/29/98.
09/19/96	A building permit (#96018972) was issued for on-site improvements at 230 North Mojave Road. The permit expired on 08/29/98.
09/19/96	A building permit (#96018973) was issued for a warehouse expansion with office at 230 North Mojave Road. The permit was finalized on 06/05/97.
10/15/96	A building permit (#96020789) was issued for on-site water, sewer, and fire at 230 North Mojave Road. The permit expired on 08/29/98.
04/30/97	A building permit (#97008825) was issued for a sign at 230 North Mojave Road. The permit expired on 08/29/98.
06/09/97	A building permit (#97011713) was issued for to move a propane tank at 230 North Mojave Road. The permit expired on 08/29/98.
06/10/97	A building permit (#97011798) was issued for an interior remodel and additional restrooms at 230 North Mojave Road. The permit expired on 08/29/98.
10/06/97	A building permit (#97020429) was issued for a tenant improvement at 230 North Mojave Road. The permit expired on 08/29/98.
11/10/05	Code Enforcement processed a complaint (case #36114) for cable being installed on the second floor without permits by an out-of-state contractor. The case was resolved on 03/23/06.
08/01/07	Code Enforcement processed a complaint (case #56353) for weeds from the vacant growing into the street 230 North Mojave Road. The case was resolved on 09/18/07.

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<i>Pre-Application Meeting</i>	
10/03/08	A pre-application meeting was held where the submittal requirements for a Site Development Plan Review were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
12/24/08	Staff performed a routine field check where a well-maintained warehouse distribution center was observed. Staff did note the presence of barbed-wire along the top of the fencing along Stewart Avenue and a few missing screening slats from the same chain-link fence.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	20.31

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Distribution Warehouse	LI/R (Light Industry / Research)	M (Industrial)
North	Detention and Enforcement Facility	PF (Public Facilities)	C-V (Civic)
South	Office and Warehouse Complex	LI/R (Light Industry / Research)	M (Industrial)
East	Office and Warehouse Complex	LI/R (Light Industry / Research)	M (Industrial)
West	Community Center / Contractor / Building Supplies / Used Auto Sales / Automobile Towing / Storage / Lawn & Pool Service	LI/R (Light Industry / Research) & PF (Public Facilities)	M (Industrial) & C-1 (Limited Commercial)

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Las Vegas Spectrum	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails – Pedestrian Path	X		Y
Rural Preservation Overlay District			N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Las Vegas Spectrum

The Spectrum of Las Vegas is an industrial, commercial, office, and multi-family complex bounded by Stewart Avenue to the north, Pecos Road to the east, Mojave Road to the west, and Charleston Boulevard to the south.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following Development Standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
• Front	10 Feet	165 Feet	Y
• Side	10 Feet	80 Feet	Y
• Corner	10 Feet	175feet	Y
• Rear	Zero Feet	60 Feet	Y
Max. Lot Coverage	N/A	25%	Y
Max. Building Height	N/A	36 Feet	Y
Trash Enclosure	Roofed, Gated & Screened	One (1) existing trash enclosure with no additional trash enclosure proposed with this application.	Y
Mech. Equipment	Screened	Not Shown	N*

**A condition has been added to ensure the proper screening of all mechanical equipment.*

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Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree per 6 Uncovered Spaces	19 Trees	26 Trees	Y
Buffer:				
Min. Trees:	1 Tree / 20 Linear Feet (West) 1 Tree / 20 Linear Feet (North)	21 Trees 32 Trees	16 Trees 20 Trees	N* N*
TOTAL		53	36	N*
Min. Zone Width:				
West	15 Feet		75 Feet	Y
North	15 Feet		30 Feet	Y
Wall Height	6 to 8 Feet	Existing 8-foot wall along west perimeter and existing 8-foot chain link fence along north perimeter. Proposed 8-foot chain link fence along east perimeter.		Y

**The submitted landscape plan illustrates the existing trees within the landscape buffer. Title 19.12 requires one tree for every 20 lineal feet of street frontage. The north perimeter is deficient 12 trees and the west perimeter is deficient 5 trees. A condition has been added to ensure compliance to Title 19.12 Landscape Requirements.*

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Warehouse/ Distribution Center	221,150 SF	1:1000	215	7	251	7	Y
SubTotal			215	7	251	7	
TOTAL (including handicap)			222		258		
Loading Spaces	Route Trucks (12’X 45’)	N/A			25		Y
	Trailer Stalls (12’X 60’)	N/A			20		

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ANALYSIS

- **Land Use and Zoning**

The subject site is located within the Southeast Sector of the Las Vegas 2020 Master Plan with a land use designation of LI/R (Light Industry/Research). The Light Industry / Research category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate.

The subject site is zoned M (Industrial). The M (Industrial) district is intended to provide for heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses. This district is intended to be located away from all residential development. The M (Industrial) district is consistent with the Light Industry/Research category of the General Plan.

- **Site Plan**

The site plan depicts an existing 116,633 square-foot warehouse facility with a proposed 104,517 square-foot expansion to be constructed onto the north end of the existing warehouse facility. The site plan also demonstrates six new docks to be constructed adjacent to the southeast corner of the existing warehouse. This addition will expand the existing warehouse facility to a total of 221,150 square feet. The site plan also depicts the existing employee parking, truck yard, docks, and offices.

- **Wall / Fence**

No wall has been proposed for the warehouse expansion. The applicant has proposed a chain link fence to be located along the east perimeter of the new warehouse expansion adjacent to the undeveloped portion of the site to accommodate the possibility of future expansion to the east.

Title 19.08.050(E)(4)(ii)(a) states, “Unless otherwise approved as part of an overall development plan, the following materials are not acceptable for use as screening walls or fences: (A) Chainlink or open wire fencing (except as temporary construction fencing).” The fence would be within the interior of the subject site and staff has no objections to the proposed chain link fence along the east perimeter of the warehouse expansion within the interior of the subject site.

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- **Landscaping**

The landscape plan depicts an existing landscape buffer comprised of a variety trees such as Colorado Mesquite, Mondell Pine, Chitalpa, and Silk Trees. Title 19.12 requires one (1) tree for every 20 lineal feet of street frontage. The north perimeter is deficient 12 trees, with the west perimeter deficient five trees. The landscape plan also did not provide an accurate depiction of the existing shrubbery along both street frontages. A condition has been added to ensure compliance with Title 19.12 landscape buffer requirements.

- **Elevations**

The elevations depict the existing warehouse facility with the proposed expansion constructed to match the existing structure by using concrete tilt-up wall panels painted to match the existing color scheme of Coca-Cola Red, Medium Grey, and Light Grey. The south elevation demonstrates the six new docks, with the north elevation demonstrating the new warehouse expansion. The total building height is 36 feet.

- **Floor Plan**

The proposed floor plan depicts typical, open warehouse space.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed expansion is compatible with the adjacent development and development in the area as the subject property is surrounded by other properties zoned for industrial use to the west, east, and south. These properties as well as the subject site, are part of an industrial park known as Spectrum Park. The southwest corner of Mojave Road and Stewart Avenue is zoned C-1 (Limited Commercial) with a recreational center, and the property to the north is zoned Civic and is currently being used as a detention and enforcement facility.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

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The proposed expansion is consistent with the General Plan and Title 19. The expansion meets the requirements set forth by the Design Standards Manual, Wall and Buffer Standards, and other adopted city plans, policies and standards. Conditions have been added to ensure compliance with Title 19 landscape standards.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The existing site access and circulation is appropriate and does not negatively impact adjacent roadways. The site is accessed from three driveways off of Mojave Road, a 100-foot Primary Arterial as defined by the Master Plan of Streets and Highways. Additionally, the intersection of Stewart Avenue and Mojave Road is a signalized intersection. No access to the site is provided from Stewart Avenue, and only an emergency exit exists adjacent to Technology Court.

4. Building and landscape materials are appropriate for the area and for the City;

The proposed building expansion and landscape materials are appropriate for the area and for the City. The expansion will be new concrete tilt-up wall panels painted to match the existing warehouse facility. The landscape materials proposed for the new expansion area are slow and fast growing drought tolerant plants that will create a development with a climate appropriate landscape buffer.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The building elevations and design characteristics of the proposed expansion are not unsightly or obnoxious in appearance. The elevations are consistent with the existing warehouse facility and will create a harmonious project which will enhance the overall development.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed expansion will be subject to regular building inspections during construction and will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 12

NE

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SENATE DISTRICT 10

NOTICES MAILED 55

APPROVALS 2

PROTESTS 0